

SNAPSHOT of HOME Program Performance--As of 09/30/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Charleston Consortium State: WV

PJ's Total HOME Allocation Received: \$13,196,118 PJ's Size Grouping*: B

PJ Since (FY): 1994

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
Program Progress:				PJs in State: <div>4</div>			
% of Funds Committed	<div>91.62</div> %	<div>92.20</div> %	<div>2</div>	<div>94.94</div> %	<div>23</div>	<div>23</div>	
% of Funds Disbursed	<div>86.65</div> %	<div>86.22</div> %	<div>2</div>	<div>84.35</div> %	<div>53</div>	<div>51</div>	
Leveraging Ratio for Rental Activities	<div>0</div>	<div>1.42</div>	<div>3</div>	<div>4.59</div>	<div>0</div>	<div>0</div>	
% of Completed Rental Disbursements to All Rental Commitments***	<div>96.01</div> %	<div>42.56</div> %	<div>2</div>	<div>81.38</div> %	<div>63</div>	<div>53</div>	
% of Completed CHDO Disbursements to All CHDO Reservations***	<div>67.20</div> %	<div>43.04</div> %	<div>3</div>	<div>68.05</div> %	<div>41</div>	<div>41</div>	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	<div>27.86</div> %	<div>53.65</div> %	<div>4</div>	<div>79.65</div> %	<div>2</div>	<div>2</div>	
% of 0-30% AMI Renters to All Renters***	<div>20.00</div> %	<div>32.12</div> %	<div>2</div>	<div>44.76</div> %	<div>9</div>	<div>12</div>	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	<div>82.14</div> %	<div>85.40</div> %	<div>3</div>	<div>94.31</div> %	<div>8</div>	<div>9</div>	
Overall Ranking:			In State:	<div>2</div> / <div>4</div>	Nationally:	<div>7</div> <div>12</div>	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	<div>\$8,429</div>	<div>\$12,883</div>		<div>\$25,245</div>	<div>140</div> Units	<div>30.10</div> %	
Homebuyer Unit	<div>\$26,069</div>	<div>\$15,944</div>		<div>\$14,395</div>	<div>319</div> Units	<div>68.60</div> %	
Homeowner-Rehab Unit	<div>\$7,317</div>	<div>\$24,591</div>		<div>\$20,186</div>	<div>6</div> Units	<div>1.30</div> %	
TBRA Unit	<div>\$0</div>	<div>\$313</div>		<div>\$3,142</div>	<div>0</div> Units	<div>0.00</div> %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (57 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (194 PJs)

C = PJ's Annual Allocation is less than \$1 million (297 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Charleston Consortium WV

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$6,277	\$74,034	\$7,317
State:*	\$44,318	\$65,233	\$33,781
National:**	\$88,539	\$71,594	\$22,853

CHDO Operating Expenses:
(% of allocation)

PJ: 0.0 %
National Avg: 1.1 %

R.S. Means Cost Index: 0.97

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	48.7	72.6	50.0	0.0
Black/African American:	49.6	25.5	50.0	0.0
Asian:	0.9	0.9	0.0	0.0
American Indian/Alaska Native:	0.0	0.3	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.9	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.3	0.0	0.0
Asian/Pacific Islander:	0.0	0.0	0.0	0.0

ETHNICITY:

Hispanic	0.0	0.3	0.0	0.0
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HOUSEHOLD SIZE:

1 Person:	67.8	39.0	83.3	0.0
2 Persons:	20.0	22.3	0.0	0.0
3 Persons:	8.7	21.1	16.7	0.0
4 Persons:	1.7	13.2	0.0	0.0
5 Persons:	0.0	3.1	0.0	0.0
6 Persons:	1.7	1.3	0.0	0.0
7 Persons:	0.0	0.0	0.0	0.0
8 or more Persons:	0.0	0.0	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	40.0	42.1	16.7	0.0
Elderly:	32.2	3.8	0.0	0.0
Related/Single Parent:	27.0	28.9	66.7	0.0
Related/Two Parent:	0.0	21.4	0.0	0.0
Other:	0.9	3.8	16.7	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	95.7	0.0 [#]
HOME TBRA:	0.0	
Other:	4.3	
No Assistance:	0.0	

of Section 504 Compliant Units / Completed Units Since 2001 134

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



HOME PROGRAM SNAPSHOT WORKSHEET - RED FLAG INDICATORS

Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Charleston Consortium

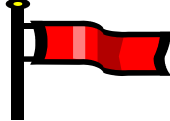
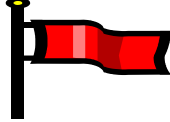
State: WV

Group Rank: 7
(Percentile)

State Rank: 2 / 4 PJs

Overall Rank: 12
(Percentile)

Summary: 2 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.00%	96.01	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.30%	67.2	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	27.86	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 89.50%	82.14	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.060	1.68	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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